



COUNTY OF ORANGE

DEPARTMENT OF PLANNING

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EDWARD A. DIANA
COUNTY EXECUTIVE

DAVID CHURCH, A.I.C.P.
COMMISSIONER

September 26, 2005

Attention: Mark Edsall, P.E., P.P.
Planning Board Engineer
Town of New Windsor Planning Board
555 Union Ave
New Windsor, NY 12553

Re: Request for lead agency status The Reserve "J Street" Subdivision

Dear Mr. Edsall:

Our office is in receipt of a lead agency coordination request. We have no interest in becoming the lead agency on this project, but we would like the opportunity to review any additional SEQR information that is provided by the applicant of this project.

In reviewing the application, however there are certain aspects of which we are concerned.

- All roads within The Reserve are proposed, including the cul-de-sac portion of J Street from which the extension is being proposed. The parcel being subdivided appears to be landlocked. How then can the subdivision approval process move forward?
- Does the Town have a prior agreement with the applicant regarding zoning? The application references 1993 R-3 zoning density for this subdivision. Current R-3 zoning requires a minimum lot area of 80,000 sq ft for a single family, yet the application proposes a minimum lot size of 21,783 sq ft.

Thank you for giving us the opportunity to respond to your request and look forward to reviewing the application when it is referred to us for our comments. Any question can be directed to Kathy Murphy, Planner.

Sincerely,

Dave Church, AICP
Commissioner of Planning

CC: James Petro, Chair
New Windsor Planning Board

10/4/05
M.E.